



3112 40 Street Calgary Alberta

\$1,069,000

Glenbrook's Finest! Step into a bright and inviting open-concept main floor where function meets elevated design. At the front of the home, a beautiful formal dining area sets the stage for stylish gatherings and elegant dinner parties. Just beyond, the chef-inspired kitchen boasts a massive waterfall quartz island, double-wide fridge, Bosch cooktop, wall oven, and dishwasher. Adjacent to the island, a thoughtful prep and storage area includes a built-in bar fridge and extended cabinets with convenient pull-out drawers—keeping everything organized and within easy reach for seamless entertaining. Warm neutral tones, built-in ceiling speakers, and timeless finishes create the perfect backdrop for both daily living and hosting with ease. At the rear of the home, a cozy fireplace lounge flows effortlessly onto a sprawling east-facing deck—ideal for enjoying quiet sunny summer mornings or relaxed evenings. Just off the kitchen, a spacious mudroom offers even more custom cabinetry to store your family's essentials. Upstairs, a versatile loft area offers the perfect spot for a home office or reading nook. The massive primary retreat features heated floors in the spa-inspired ensuite, and a deep soaker tub. Two additional generously sized bedrooms and a stylish four-piece bath complete the upper level. Downstairs, the home offers even more flexibility with a bright and spacious legal basement suite (pending final City of Calgary approval). Featuring two private bedrooms and a large open living area, this level is ideal for extended family, guests, or future rental income. This home isn't just beautifully finished—it's a thoughtful investment in style, space, and long-term potential. (id:6769)

Primary Bedroom 12.33 Ft x 12.83 Ft

Bedroom 10.00 Ft x 11.33 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bonus Room 8.58 Ft x 15.58 Ft

Laundry room 5.50 Ft x 5.75 Ft

5pc Bathroom 8.33 Ft x 16.50 Ft

4pc Bathroom 5.83 Ft x 8.08 Ft

Bedroom 10.17 Ft x 10.83 Ft

Bedroom 10.08 Ft x 13.08 Ft

Laundry room 5.25 Ft x 5.75 Ft

4pc Bathroom 5.58 Ft x 10.08 Ft

Storage 6.00 Ft x 10.00 Ft

Other 4.75 Ft x 5.08 Ft

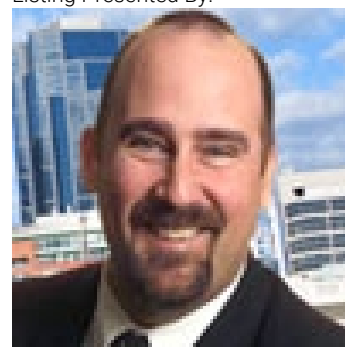
Living room 12.50 Ft x 14.83 Ft

Dining room 11.33 Ft x 13.58 Ft

Kitchen 15.50 Ft x 20.25 Ft

a

Listing Presented By:



Originally Listed by:
The Real Estate District

<http://urbanpropertycollection.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Family room 12.00 Ft x 12.75 Ft

Other 5.42 Ft x 12.50 Ft

Kitchen 10.33 Ft x 12.75 Ft